

Saffron Walk,

Stratford-upon-Avon, CV37 6GN

Jeremy McGinn &Co

Available at
Offers Over £550,000

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An exceptional opportunity to acquire a beautifully renovated and impeccably presented townhouse Tucked away in a peaceful close within the heart of the highly desirable Old Town, No.7 forms part of a small development overlooking the River Avon, combining a wonderfully tranquil setting with the convenience of having the town's excellent amenities just a short stroll away.

Old Town remains one of Stratford's most sought-after residential locations, prized for its charming character, attractive surroundings and proximity to the town centre - offering the perfect balance of peaceful residential living and everyday convenience.

Having undergone an extensive and thoughtfully considered refurbishment, the property has been transformed into a sophisticated, stylish home where quality, comfort and attention to detail are evident throughout. With beautifully appointed interiors, high-quality fixtures and fittings and a seamless, move-straight-in finish, this is a home perfectly suited to those seeking contemporary living without compromise.

The ground floor opens into a welcoming and spacious entrance hallway, where attractive Karndean flooring flows throughout. At the heart of the home is the stunning, comprehensively fitted kitchen and dining space, designed with both everyday practicality and entertaining in mind. The kitchen boasts an impressive range of integrated AEG appliances, including a double oven, five-ring hob with extractor, full-height fridge and dishwasher, complimented by a wine cooler and stylish breakfast bar. The adjoining dining area provides a wonderfully sociable setting, with double doors opening directly onto the rear garden, effortlessly connecting the indoor and outdoor spaces.



















Tax Band: F

Council: Stratford District Council

Tenure: Freehold

A separate, superbly equipped utility room offers extensive fitted storage, a full-height freezer, sink unit and direct garden access. Completing the ground floor is a beautifully refitted guest cloakroom and useful understairs storage.

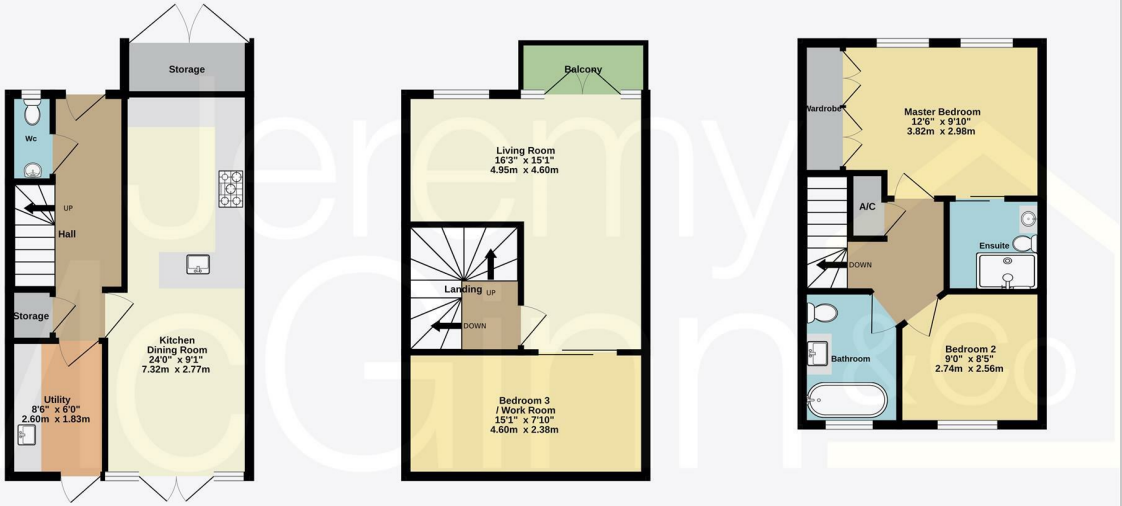
On the first floor, the generous L-shaped sitting room provides an elegant yet inviting retreat, flooded with natural light through French doors opening onto a delightful walk-out balcony. From here, views towards the River Avon provide a particularly attractive backdrop and a wonderful place to unwind. To the rear, a versatile room, currently arranged as a workroom, offers excellent flexibility and could easily become a third bedroom, with potential for an additional en-suite, as plumbing is already in situ.

The second floor continues the property's impressive standard of presentation. The principal bedroom, spanning the full width of the house, offers a beautifully proportioned sanctuary, complete with fitted wardrobes and a luxurious, contemporary en-suite shower room featuring a walk-in shower, WC and washbasin. A further well-appointed double bedroom is situated to the rear, benefitting from a fitted wardrobe, alongside a generously sized and stylishly finished family bathroom, complete with bath and shower over, vanity unit and WC.

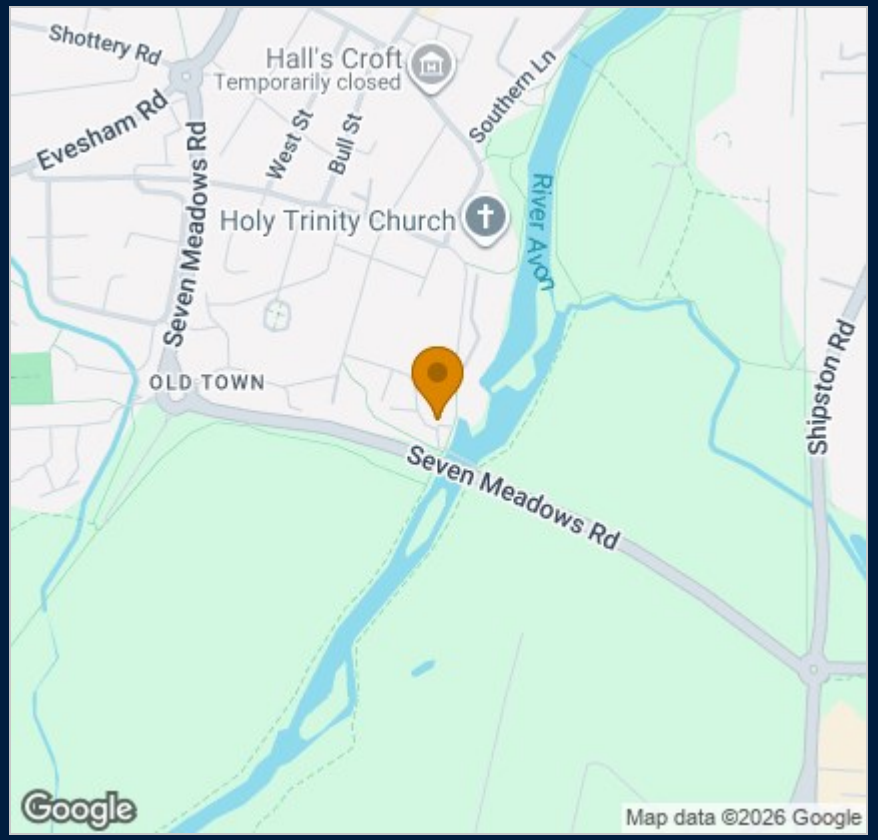
Outside, the rear garden has been landscaped to provide an attractive, low-maintenance space, ideal for dining, entertaining or simply relaxing. Pedestrian access to the rear leads conveniently to the adjoining footpath.

To the front, a tarmac driveway provides off-road parking for one vehicle, together with a substantial external storage cupboard. Of particular note is the additional parking space situated directly opposite the property, providing the considerable advantage of parking for two vehicles – a genuine rarity within Old Town, where private off-road parking is often at a premium.

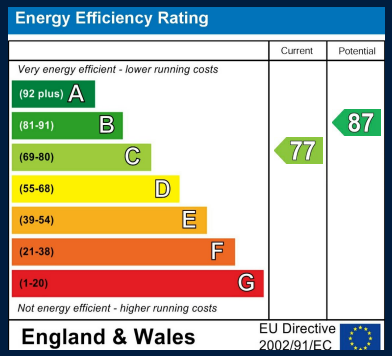
Floor Plan



Map



Energy Performance



Money Laundering Regulations – Identification Checks

In line The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.

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Jeremy McGinn & Co

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